

Keeping Up: Land and Building Compliance



Chesterfield County
Departments of Building
Inspection and Planning

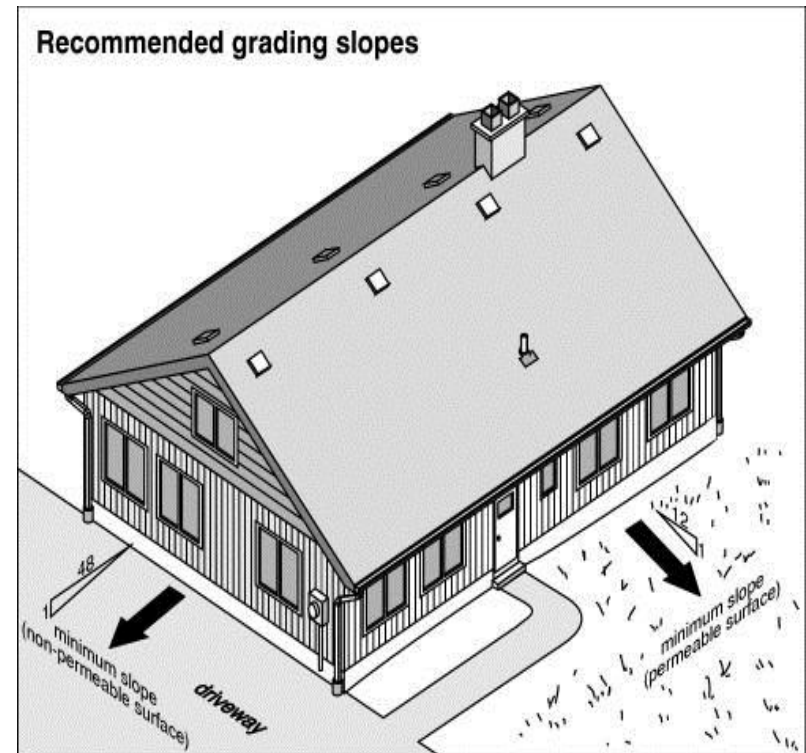
Department of Building Inspection: Property Maintenance Division



BUILDING EXTERIOR

GRADING AND DRAINAGE

- The grading around the house must be maintained so that water does not stand and collect near the foundation.



ACCESSORY STRUCTURES

All accessory structures (detached garages, sheds, fences and any other accessory structures) for condition. Check for deteriorated, loose, rotted, broken, missing material, flaking and peeling paint, etc.



ACCESSORY STRUCTURES





PROTECTIVE TREATMENT

(Painting or exterior covering)

- All exterior surfaces shall be maintained in good condition.
- Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment.
- All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion .

PROTECTIVE TREATMENT

(Painting or exterior covering)





PROTECTIVE TREATMENT

(Painting or exterior covering)

- There are two exception:
 - Decay resistant wood
 - Surface designed for stabilization by oxidization

PROTECTIVE TREATMENT

(Painting or exterior covering)





PREMISES IDENTIFICATION

(House address)

- Each building shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.

PREMISES IDENTIFICATION

(House address)





FOUNDATION WALLS

- All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

FOUNDATION WALLS



FOUNDATION WALLS





EXTERIOR WALLS

- All exterior walls (siding, trim, fascia, soffit, decorative features, etc.) shall be maintained in a good condition and a good state of repair. Check for holes, deteriorated, loose, missing, rotted and/or broken material.
- Check that walls have proper surface coatings (no flaking and peeling paint) and weatherproof condition.

EXTERIOR WALLS





ROOF & DRAINAGE

- Roofs and flashing shall be tight and not have any defects that admit rain.
- Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
- Roof water shall be discharged in a manner to protect the foundation or slab of buildings and structures from the accumulation of roof drainage.

ROOF & DRAINAGE



STAIRWAYS, DECKS, PORCHES AND BALCONIES

All stairways, decks, porches, balconies, etc. shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.





HANDRAILS AND GUARDS

All handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

1. 4 or more riser handrails required
 - Handrails shall not be less than 30 or more than 42 inches
2. 30 inches or more above the ground guardrails required
 - Guardrails shall not be less than 30 above the floor

HANDRAILS AND GUARDS



HANDRAILS AND GUARDS





WINDOWS, SKYLIGHTS AND DOOR FRAMES

- All windows, skylights, doors and frames shall be kept in sound condition, good repair and weather tight.
- Glazing: All glass shall be free from cracks and holes
- Openable Windows: All windows, other than a fixed window, shall be easily openable and capable of being held in position

WINDOWS, SKYLIGHTS AND DOOR FRAMES





EXTERIOR DOORS

- All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances shall tightly secure the doors
- All means of egress doors shall be readily openable without keys, special knowledge or effort, from the side that people will exit.
- **Double cylinder deadbolts are not permitted**

EXTERIOR DOORS





Questions?

- Submitting a Complaint

748-1779

- Barry White, Inspection Supervisor

387-0309

Department of Planning: Code Compliance Division



Property

Tall Grass and Weeds





Tall Grass and Weeds

- Lawn areas for occupied dwellings in residential districts shall be kept cut to 12 inches tall or less.
- Uncontrolled growth on unoccupied dwellings shall be kept under 18 inches tall.

Inoperable Vehicles





Inoperable Vehicles

- One inoperable vehicle is permitted provided it is placed in the rear yard and screened from view.
- One additional inoperable vehicle may be permitted if it actively being used for parts for the first inoperable vehicle.

Home Businesses





Home Businesses

- Businesses from the home are permitted but must meet certain restrictions, such as:
 - The use is within a dwelling,
 - No inventory is stored on site,
 - No employees other than family members living on the property,
 - Only one vehicle used with the business.

Stock farm Animals





Stock Farm Animals

- Stock farm animals are not permitted in residential districts without conditional use approval from the Board of Supervisors.
- 6 hens are permitted with restrictions.

Accessory Buildings





Accessory Buildings

- Sheds shall be setback 80 feet or $\frac{1}{2}$ the depth of the lot.
- Sheds must meet side and rear yard setbacks based on the height of the building and the district.
- Accessory buildings cannot exceed the size of the house.

Commercial Vehicle Parking

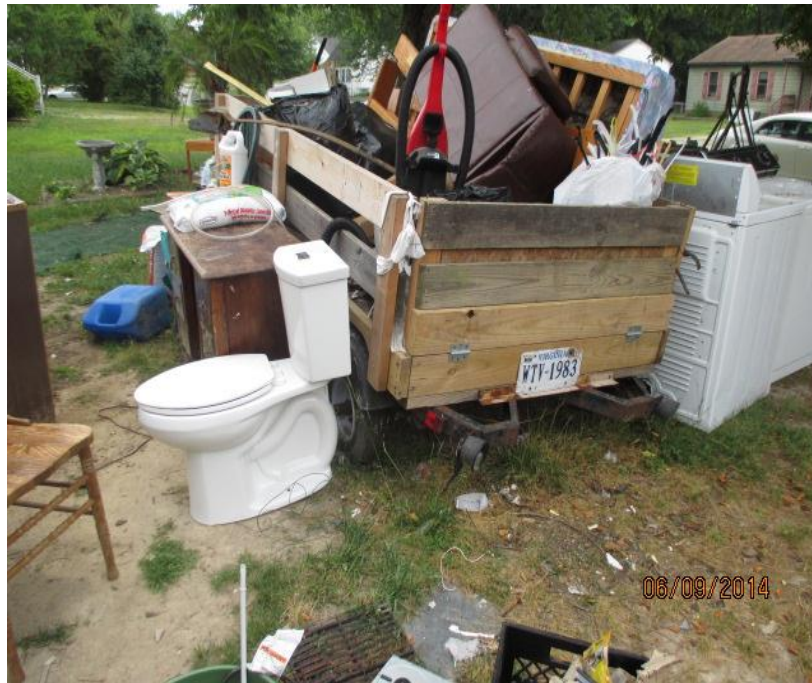




Commercial Vehicle Parking

- Commercial vehicles and public service vehicles exceeding 10,000 pounds, having more than 2 axles or commercial vehicles that tow or haul disabled, wrecked or junked vehicles are not permitted unless loading or unloading.

Discarded Material





Discarded Material

- Depositing or storing discarded material, including but not limited to scrap metals or other scrap material; used or scrap building, plumbing, electrical and heating material; discarded household appliances, furnishings and fixtures; dismantled or demolished motor vehicles; or other machinery or parts thereof is not permitted.

Recreational Equipment





Recreational Equipment

- Recreational equipment includes boats, travel trailers, pick-up campers, motor homes, tent trailers, and boxes or trailers used for transporting recreational equipment.
- 2 are permitted on each lot as accessory.
- Recreational equipment must be parked in the rear yard, (except for loading or unloading).
- If the vehicle requires a license it must be licensed.
- They cannot be connected to utilities (except for maintenance).
- Recreational equipment cannot be used for living or business purposes.

Fences





Fences

- Fences can be up to 7 feet tall in the side and rear yards and up to 4 feet tall in the front and corner side yards.



Submitting a Complaint

- Phone- 748-1500

- Mail-

- 9800 Government Center Parkway, Chesterfield,
Virginia 23832

- On-line-

- <http://chesterfield.gov/plan/CodeComplianceComplaint.asp.gov>



Questions?

- Ted Barclay, Planning Administrator
748-1802